

Comprehensive Plan/ LRTP Update

Demographic & Development Assumptions

June 22, 2005

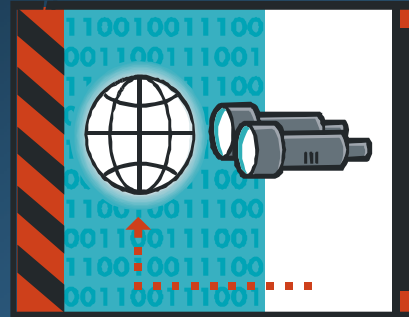
Agenda

- ☐ Vision Statement
 - Seek confirmation from Planning Commission
- ☐ Identify “key” assumptions from 2025 Plan
- ☐ Validate assumptions for the 2030 Plan
 - Seek confirmation from Planning Commission
- ☐ Staff Recommendation:
 - Retain current assumptions for 2030 Plan



Comprehensive Plan Vision

Maintain and enhance the health, safety and welfare of our community during times of change, and to promote our ideals and values as changes occur.....



The One Community Vision

“ Lincoln and Lancaster County have many different components that are bound together physically, economically, and culturally, all within a prairie ecosystem. The One Community Vision commits us to proactively, but cooperatively, acknowledge the sometimes competing interests and needs of neighborhoods, small towns, and rural areas, our growing cultural diversity, and regional economic forces, as we address the future. This is the fundamental challenge for our Comprehensive Plan: to retain the characteristics of our individual parts while accommodating change within an increasingly interdependent world. As a decision-making tool, the Plan must accomplish both these tasks. ”

--- 2025 Comprehensive Plan

Quality of Life Assets

“ Lincoln and Lancaster County’s easily accessible museums, rich architecture, historic places, sustainable neighborhoods, diverse housing opportunities, libraries, performing and visual arts, agricultural landscapes, trails, entertainment and recreational opportunities, and schools, are truly major assets that enhance the quality of life for all residents. Neighborhoods are also one of Lincoln and Lancaster County’s great strengths and their conservation is fundamental to this plan. In addition we are increasingly a diverse community. However, access to our quality of life assets is impossible without adequate physical and technological infrastructure. The Plan acknowledges this fact, and commits us to use access to quality of life assets as a decision-making criterion. ”

--- 2025 Comprehensive Plan

Economic Opportunity

“ Lincoln and Lancaster County must have a sustainable tax base to provide quality services to residents. The Comprehensive Plan recognizes that technological change and global economic forces have a direct impact on local employment and quality of life. For this reason, the Plan seeks to improve technological infrastructure, to maintain a healthy climate for locally owned and operated commerce and trade, to promote the recruitment of new companies, and to provide a variety of training and employment opportunities. ”

--- 2025 Comprehensive Plan



Environmental Stewardship

“Clean air, clean water, parks and open space, mature trees, signature habitats, and prime and productive farmlands are valuable assets. Conservation areas, floodplains, green spaces, and parks define, and help to create linkages between, neighborhoods and surrounding population centers. The Comprehensive Plan takes into consideration the effects of natural phenomena not only upon localized development, but also upon the community as a whole, upon private ownership issues, and upon recreational opportunities. The Plan thus commits Lincoln and Lancaster County to preserve unique and sensitive habitats and endorses creative integration of natural systems into developments.”

--- 2025 Comprehensive Plan



Downtown Lincoln—the Heart of our Community

“Downtown Lincoln belongs to all residents of Nebraska because “downtown” is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications, and for that reason, as well as the desire to maintain downtown as the “heartbeat” of the community, the Comprehensive Plan will ensure that downtown remains a special place. The plan will seek to preserve vistas and institutions of cultural importance, to reinforce the district as a center of entertainment, and to promote a rich diversity of activities and uses, including housing, education, government, offices and commerce.”

--- 2025 Comprehensive Plan



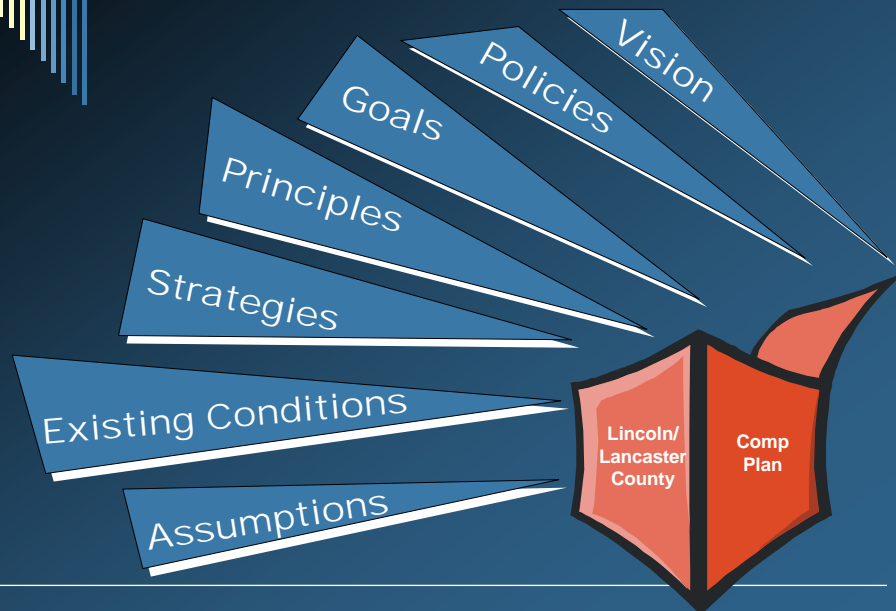
Interaction between the Comprehensive Plan and the Citizens

“ Although the Comprehensive Plan is intended primarily to guide the physical development of our community, the results of such development are ultimately felt by individuals and their families. The planning process aspires to make this interaction between people and their physical landscape one in which all facets of our community can prosper, not only economically, but also intellectually, aesthetically, and spiritually. The Comprehensive Plan seeks to accommodate and encourage the participation of all citizens of the city and county in the making of public policies to implement the visions of the community. Comprehensive planning is a continuous process, requiring a continuing, equitable, and frequent interaction between the governments and their constituencies. ”

--- 2025 Comprehensive Plan



The Comp Plan Jack-in-the-Box





Assumptions in the Real World

As in the business world, communities do similar long range forecasting to predict what the future may hold

Business Plan

- ✓ Timeframe
- ✓ Labor Costs
- ✓ Demand for Product
- ✓ Competition
- ✓ Loan Interest
- ✓ Material/Rent

Comp Plan

- ✓ Planning Period
- ✓ Population Growth Rate
- ✓ Job Growth Rate
- ✓ Development Densities
- ✓ Infrastructure Needs
- ✓ Land Needs



How are assumptions used?

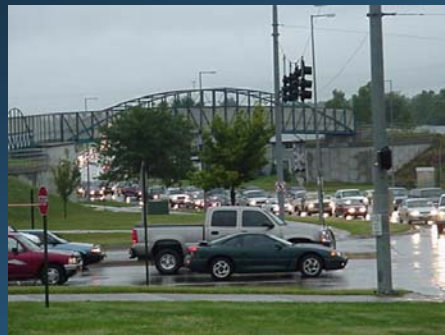
1. Define amount of land needed to accommodate growth





How are assumptions used?

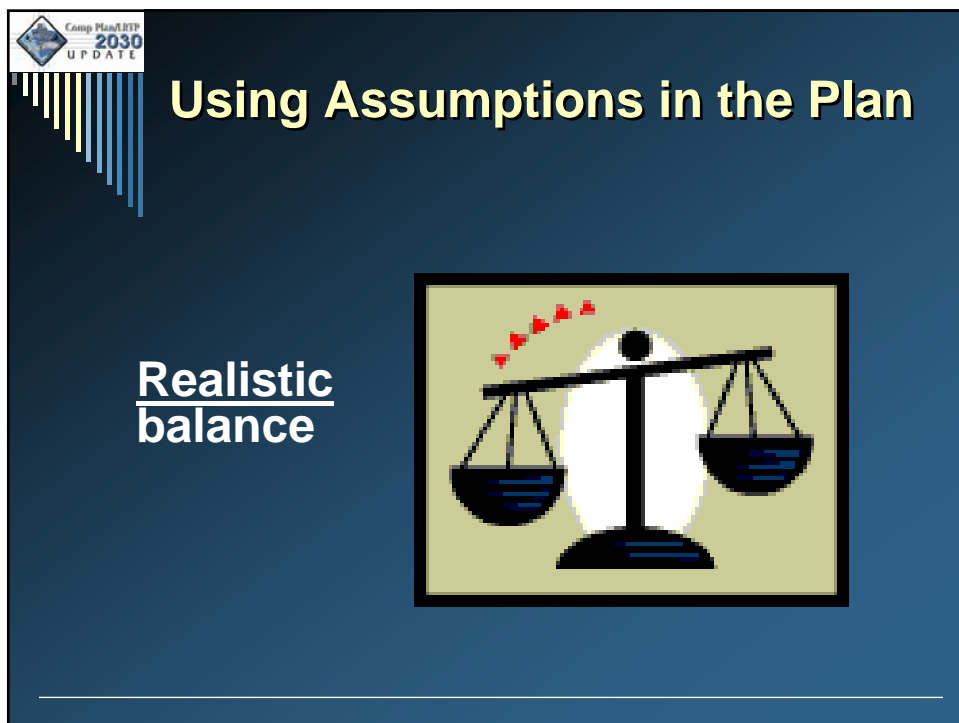
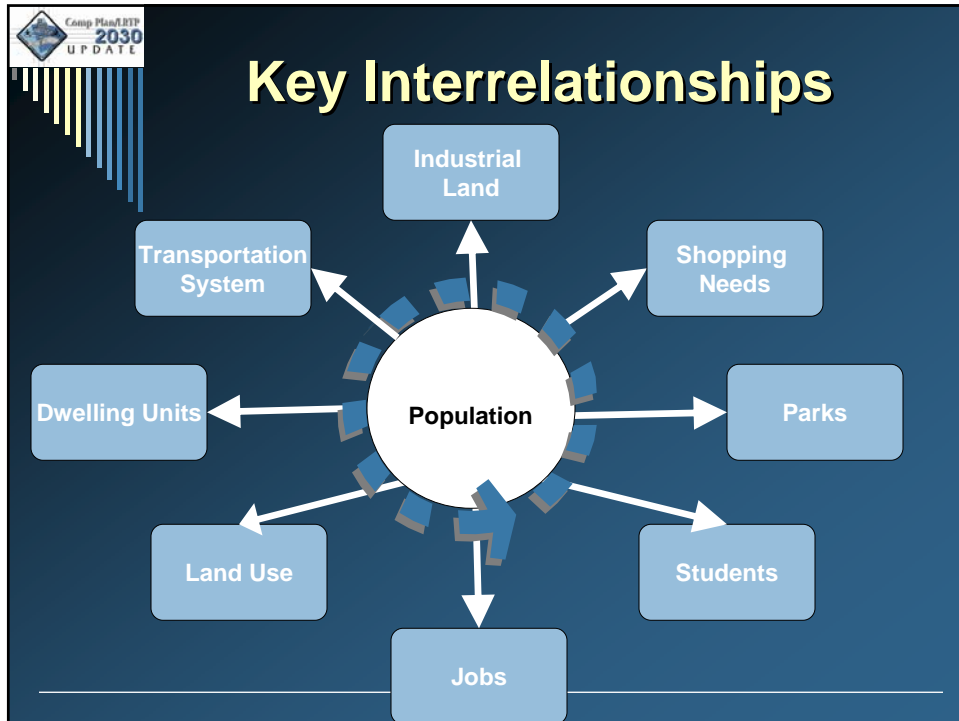
2. Provide basis for traffic analysis and transportation modeling



How are assumptions used?

3. Determine public infrastructure requirements, and ties into capital improvement programming







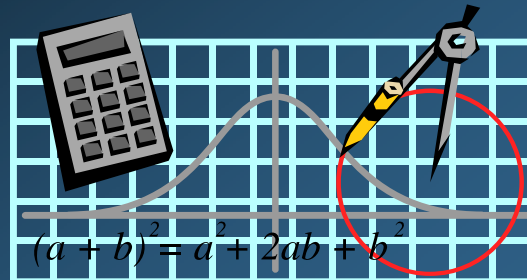
The Assumption Process

Forecast how many people, housing units and jobs to accommodate



The Assumption Process

Determine how much and what type of growth can be accommodated within the current Future Service Limit (FSL)



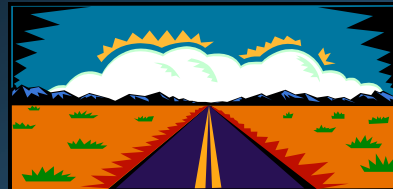


The Assumption Process

Determine where expansions will occur, based on the amount and location of land (if any) that will need to be urbanized outside of the current FSL.



Horizon 2030



The 2030 Update will...

- ☐ Move the planning period to 2030
- ☐ Determine land, roads, community facilities and utility needs over a 25-year planning period
- ☐ Accommodate future urban growth areas beyond the 25-year planning period (i.e., Tier II & Tier III)



Historic Population Trends for Lancaster County

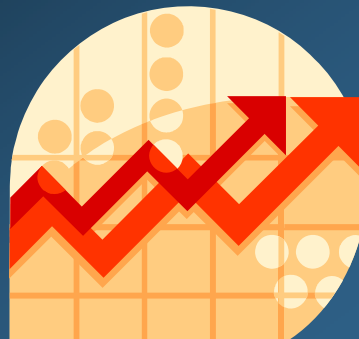
Year	Census	New Population	% Change
2000	250,291	36,650	1.6% per yr
1990	213,641	20,757	1.0% per yr
1980	192,884	24,912	1.4% per yr
1970	167,972		

Over the past 20 years – 1.31 %
 Over the past 30 years – 1.34 %
 Over the past 40 years – 1.20 %



Factors effecting population change

- ☐ Net Natural Increase
 - Difference between the number of births and deaths
- ☐ Net Migration
 - Within the US or international movement of people
 - Key component in population change during the 1990s was immigration from other Countries

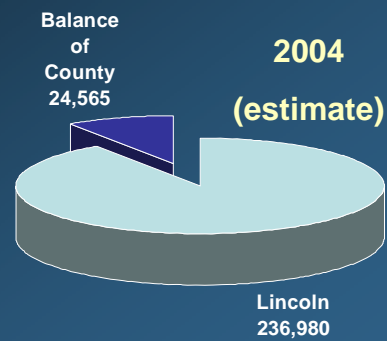




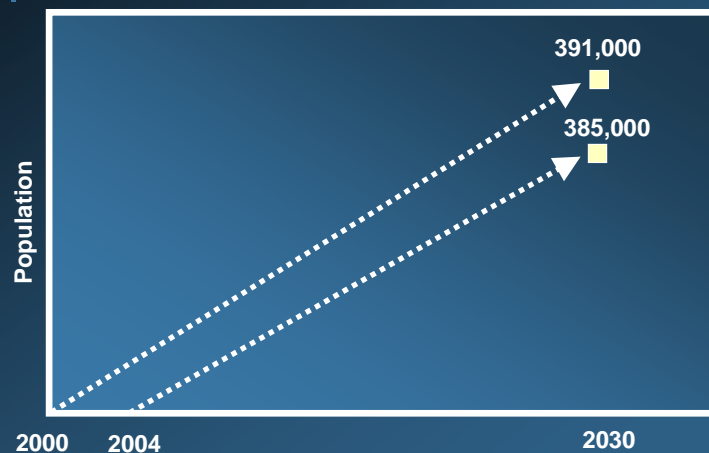
County Population Trends since 2000

2000 to 2004
County Growth
Rates

- County 1.02% per year
- 2004 County population estimate 261,545



Determining the base....





Other Growth Indicators

LES & Water Residential Accounts

- Not an equivalent measure to population growth
- Provides overall trends for utility service expansions

2000 to 2004 Growth Rates

LES 1.97% per year

Water 2.25% per year

1990s Growth Rates

LES 1.91% per year

Water 1.62% per year



Retain Growth Rate Assumption #1

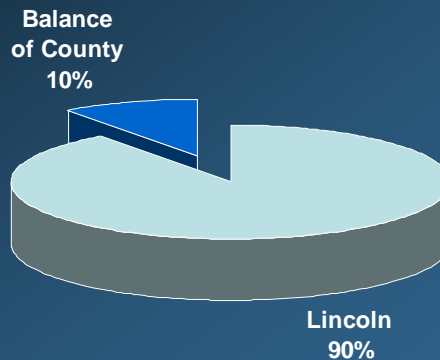
- ❑ County population growth rate of 1.5 % (compounded) annually
- ❑ Add 130,000 people to the County by 2030
- ❑ County population 391,000 in 2030
- ❑ City population 353,000 in 2030





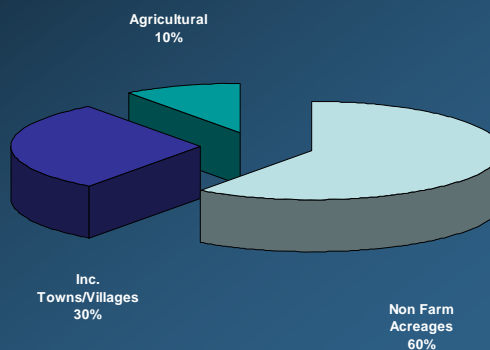
City/County Population Split Assumption

Since the 1970's, Lincoln has accommodated 90% of the County's population, with 10% in the balance of the County



The 10%

By 2030, the balance of the County is estimated to comprise an additional 12,000 persons, and would total 38,000 people





Retain City/County Population Split Assumption #2

- ❑ 90 % City of Lincoln
- ❑ 10 % Balance of Lancaster County as follows
 - 6 % Non Farm Acreages
 - 3 % Incorporated Towns/Villages (12)
 - 1 % Agricultural



Employment Growth Assumptions

Employment growth converted into land needs

Commercial employment ⇨ Buildings/Space
Industrial employment ⇨ Industrial Land
Public/Govt ⇨ Public Facilities



County Employment Trends 1990 to 2000

- ❑ Annual employment growth rate -- 2.46%
- ❑ Total employment growth – 33,518 employees
- ❑ Annual average employment increase – 3,352 employees per year

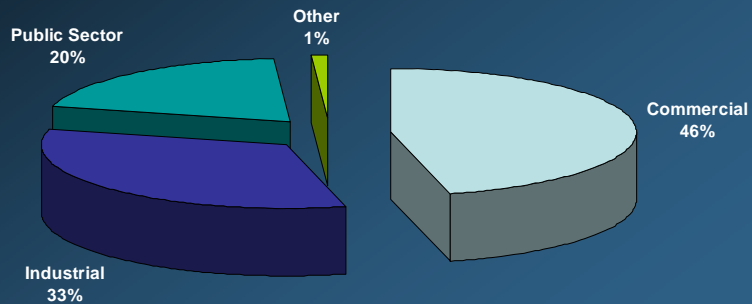


County Employment Change 2001 to 2003

- Commercial ▢▢ → 1.4% per year
- Industrial ▢▢ → Negative 1% per year
- Public ▢▢ → “stable”

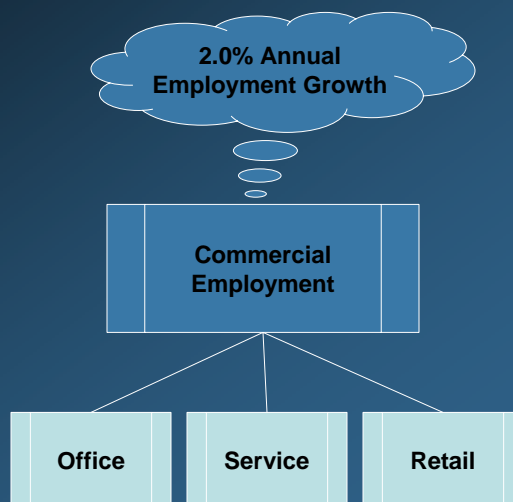


County Employment Composition, 2003



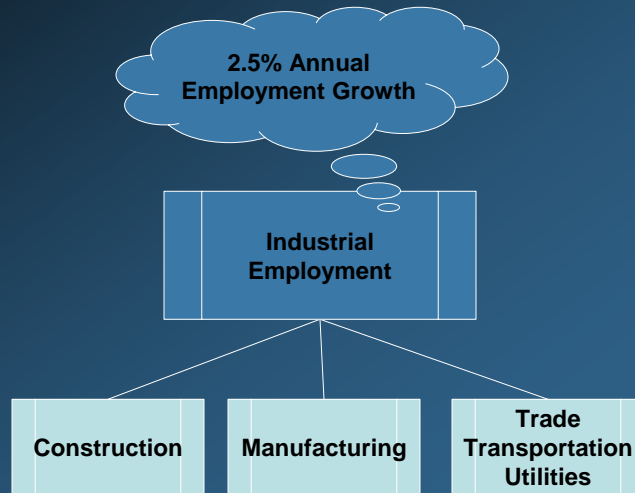
Commercial Employment

Tied to the use and expansions of retailing complexes, office buildings, business parks, and service centers



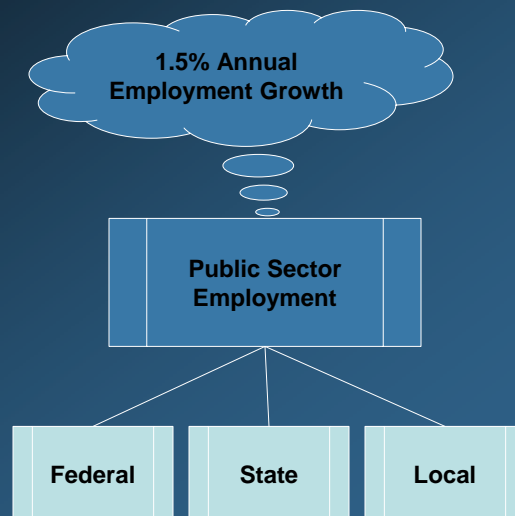
Industrial Employment

Drives the need
for additional
industrial land



Public Employment

Tied to the
use and
expansions of
existing public
facilities, new
office and
service
buildings





Retain Employment Growth Assumptions #3

- ☐ Commercial Employment – 2.0% per year
- ☐ Industrial Employment – 2.5% per year
- ☐ Public Sector Employment – 1.5 % per year



Development Density in New Growth Areas Assumption

- ☐ Residential subdivisions in the new growth areas of Lincoln develop at about 3 dwelling units per total acre within a typical square mile
- ☐ Addresses non-residential, public ROW, parks and other public uses
- ☐ Utilized to evaluate raw land needs to determine the boundary of the Future Service Limit

Typical Suburban Sq. Mile

- Approx. 3 dwelling units per total acre:

$$640 \text{ acres} \times 3 = 1,920 \text{ units}$$

- 640 Total Acres includes 480 residential acres and 160 acres of parks, commercial, public, etc.

- 4 dwelling units per residential acre:
 $480 \text{ acres} \times 4 = 1,920 \text{ units}$



New Subdivisions Examples

	Per Residential Acre	Single Family	S.F. Att.	Multi Family
9.1	Sterling Hills	0	119	0
8.4	Wilderness Hills	101	88	279
6.0	Vavrina Meadows	516	34	364
4.9	Country View Estates	83	56	136
4.0	Hartland Homes East	260	60	0
3.3	Vintage Heights	589	369	0
2.7	Fallbrook	411	130	0
2.3	Heritage Lakes	98	26	0
1.7	Himark Estates	245	99	0



Retain New Growth Area Density Assumption #4

- ☐ New residential subdivisions are developing within a range of about 1 to 13 dwelling units per residential acre
 - ☐ 3 dwelling units per total acre; 4 dwelling units per residential acre
 - ☐ Continues existing residential patterns and land consumption rates
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Development in Established Areas Assumption

- ☐ Established neighborhoods surrounding the Downtown and Antelope Valley are not anticipated to increase densities significantly
 - ☐ Redevelopment activities in the Downtown and Antelope Valley anticipate increases in development densities over the 25 year planning period
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Retain Established Area Development Assumption #5

- ☐ No significant increase in dwelling units throughout other existing neighborhoods
- ☐ Assume additional development and dwelling units in the Downtown and Antelope Valley redevelopment areas



Summary of 2030 Assumptions

- ✓ 1.5% (compounded) annually growth rate
- ✓ 90/10 City and County population split
- ✓ 2.0% annual commercial employment growth rate
- ✓ 2.5% annual industrial employment growth rate
- ✓ 1.5% annual public sector growth rate
- ✓ 3 dwelling units per total acre in new areas
- ✓ No significant changes in established areas; add d.u.'s to Downtown and Antelope Valley



Next Steps

- ☐ Future Service Limit Scenarios
 - 3 different Future Service Limit scenarios will be developed to model community growth possibilities
 - Determine boundaries of Tier I and Tier II for urban growth planning
- ☐ Planning Commission to narrow selection to a single draft FSL by November 2005



Who Knows What the Future Holds

